

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, OCTOBER 5, 2000**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
John B. Kelso, Lee District  
Ilryong Moon, Commissioner At-Large  
Peter F. Murphy, Jr., Springfield District  
Linda Q. Smyth, Providence District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Judith W. Downer, Dranesville District  
Ronald W. Koch, Sully District  
John M. Palatiello, Hunter Mill District

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The meeting was called to order at 8:17 p.m. by Chairman Peter F. Murphy, Jr.

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**COMMISSION MATTERS**

Commissioner Smyth MOVED THAT THE PUBLIC HEARING ON RZ-2000-PR-006, FRANCISCO CORTES AND LEANNE SPIES, BE DEFERRED TO A DATE CERTAIN OF OCTOBER 26, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Downer, Koch and Palatiello absent from the meeting.

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION ACCEPT THE WITHDRAWAL OF RZ-2000-PR-005, LAPAS, L.C., C/O LOIS PAIGE.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Downer, Koch and Palatiello absent from the meeting.

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Commissioner Harsel announced that she would move for approval of minutes for March and April 2000 on Thursday, November 9, 2000, and requested that Commissioners return corrections to her before that time.

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FSA-66-1 - AT&T, 5716 South Van Dorn Street

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE MODIFICATIONS PROPOSED BY AT&T WIRELESS SERVICES FOR THE TELECOMMUNICATIONS FACILITY LOCATED AT 5716 SOUTH VAN DORN STREET, FSA-66-1, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION UNDER A THEN UNNUMBERED "FEATURE SHOWN" NOW FSA-66 ON MAY 8, 1996, AND BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO Section 15-2.2232 OF THE CODE OF VIRGINIA, AS AMENDED.

Commissioner Smyth seconded the motion which carried by a vote of 6-2 with Commissioners Byers and Hall opposed; Commissioner Alcorn not present for the vote; Commissioners Downer, Koch and Palatiello absent from the meeting.

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Q-00-01591/00/00, ARCHITECTURAL PLAN, BURKE AND HERBERT BANK

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION ACCEPT THE ARCHITECTURAL PLANS AS PROFFERED UNDER PCA-82-L-030-9 FOR THE BURKE AND HERBERT BANK AND NOTIFY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, OFFICE OF BUILDING CODE SERVICES, DIRECTOR OF BUILDING PLAN REVIEW DIVISION, THAT THE PLAN SUBMITTAL IDENTIFIED AS Q-00-01591/00/00, BURKE AND HERBERT BANK, MEETS THE CONDITIONS OF THE PROFFERS STATED IN THE REZONING CASE.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Downer, Koch and Palatiello absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel established the following order for the agenda items:

1. S99-IV-RH1 - OUT-OF-TURN PLAN AMENDMENT
2. PCA-90-L-048-2 - COSTCO WHOLESALE
3. SE-00-P-030 - ENTERPRISE LEASING COMPANY D/B/A ENTERPRISE RENT-A-CAR
4. SE-00-V-027 - NA AND CH, INC., T/A RENT-A-WRECK OF ALEXANDRIA

This order was accepted without objection.

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S99-IV-RH1 - OUT-OF-TURN PLAN AMENDMENT - Appl. to consider proposed revisions to the Adopted Comprehensive Plan in accordance w/the Code of Virginia, Title 15.2, Chap. 22 concerning the Van Dorn Transit Station Area & properties to its W., N. & S. of I-95/495 on approx. 200 ac. The area is currently planned for mixed use, industrial, office, hotel, retail, & residential uses & has been the subject of a special study conducted by Co. staff w/guidance provided by a special study task force resulting in proposed modifications to the Area IV Plan text relating to land use, densities/intensities, environmental preservation & the transportation network. LEE DISTRICT. PUBLIC HEARING.

Ms. Marianne Gardner, Planning Division, Department of Planning and Zoning, introduced Mr. Roy Rice, Chairman of the Van Dorn Special Study Task Force. Mr. Rice stated that the Task Force focused on the Van Dorn Metro Station and surrounding areas.

(Chairman Murphy relinquished the Chair to Vice Chairman Byers.)

Ms. Gardner presented the staff report, a copy of which is in the date file. She noted that staff concurred with the Special Study Task Force recommendations as shown in Attachment 1 of the staff report.

Mr. Kelso entered into the record a letter from Ms. Catharine Puskar, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, dated October 5, 2000, which stated that the impact of the proposed Plan Amendment on property owned by Phillips Industrial Associates would be discussed with staff prior to the Board of Supervisors' hearing on this matter. (This letter is in the date file.)

Ms. Gardner and Mr. Rice responded to a question from Vice Chairman Byers concerning the number of proposed dwelling units which would be within walking distance of the Metro station.

Vice Chairman Byers called for speakers from the audience and recited rules for testimony before the Commission.

Mr. Gerald Van Antwerp, 5624 Overly Drive, Alexandria, said it had been his understanding that Land Unit E was planned for residential use only, but it now appeared to be planned for commercial or industrial use also. He added that he had not been notified of this change.

Addressing Mr. Van Antwerp's concern, Commissioner Kelso and Mr. Rice explained that in addition to residential use, low intensity office use would be permitted, possibly consisting of three low rise office buildings. Ms. Garnder explained to Mr. Van Antwerp

that notification had not been necessary because the northern portion of the property was already zoned for non-residential uses and that the residential development could occur by-right.

Commissioner Kelso suggested that Mr. Van Antwerp contact Lee District Supervisor Dana Kaufmann's office for information about the planned development for this area.

Ms. Gardner and Mr. Rice responded to questions from Commissioner Alcorn concerning contributions toward design and construction of a new bridge connection.

There were no further speakers and no further questions or comments from the Commission. Staff had no closing remarks, therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Kelso for action on this item. (Verbatim excerpts are in the date file.)

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL AND ADOPTION OF S99-IV-RH1 AS DESCRIBED IN THE STAFF REPORT DATED SEPTEMBER 21, 2000.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Murphy not present for the vote; Commissioners Downer, Koch and Palatiello absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION DENY APR ITEMS 97-IV-4RH AND 97-IV-7RH IN LIEU OF THOSE CONSIDERATIONS INCORPORATED IN S99-IV-RH1.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Murphy not present for the vote; Commissioners Downer, Koch and Palatiello absent from the meeting.

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PCA-90-L-048-2 - COSTCO WHOLESALE - Appl. to amend the proffers for RZ-90-L-048 previously approved for retail development to permit additional retail development w/an overall FAR of 0.22 on property located in the S.E. quadrant of the intersection of Boston Blvd. & Fullerton Rd. on approx. 14.80 ac. zoned C-6 & NR. Comp. Plan Rec: Industrial, Tax Map 99-1((12))C. LEE DISTRICT. PUBLIC HEARING.

Mr. Gregory Reigle, with McGuire, Woods, Battle and Boothe, reaffirmed the affidavit dated September 25, 2000. There were no disclosures by Commission members.

Ms. Tracy Swagler, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Mr. Reigle stated that the subject application had been filed because approval was required for the relocation of a planned expansion to a different side of the existing building. He explained that the proposed addition would not affect any of the previously approved proffers. He noted that the addition would not intensify the use, but would create a better space to reorient and reorganize the uses that were already there. He said that the proposed development was in conformance with the Zoning Ordinance and had the support of the Lee District Land Use Advisory Committee and requested a recommendation of approval.

Vice Chairman Byers called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no comments or questions from the Commission and no closing staff remarks, therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Kelso for action on this application. (Verbatim excerpts are in the date file.)

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-90-L-048-02, SUBJECT TO THE PROFFERS DATED OCTOBER 1, 2000.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Murphy not present for the vote; Commissioners Downer, Koch and Palatiello absent from the meeting.

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SE-00-P-030 - ENTERPRISE LEASING COMPANY D/B/A  
ENTERPRISE RENT-A-CAR - Appl. under Sect. 4-404 of the  
Zoning Ord. to permit a vehicle rental establishment on property  
located at 8251 Greensboro Dr. on approx. 4.00 ac. zoned C-4,  
HC & SC. Tax Map 29-3 ((15))2. PROVIDENCE DISTRICT.  
PUBLIC HEARING.

Jonathan Rak, Esquire, with Wilkes, Artis, P.C., reaffirmed the affidavit dated September 18, 2000. There were no disclosures by Commission members.

Mr. Charles Burnham, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Mr. Rak stated that the proposed low intensity use was similar to an ancillary use. He said that special exception approval had not been sought when the use was initially established.

Mr. Rak responded to questions from Commissioner Alcorn about pedestrian connections, and from Vice Chairman Byers about parking.

Vice Chairman Byers called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no comments or questions from the Commission and staff had no closing staff remarks, therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Smyth for action on this application. (Verbatim excerpts are in the date file.)

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-00-P-030, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 21, 2000.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Murphy not present for the vote; Commissioners Downer, Koch and Palatiello absent from the meeting.

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The next case was in the Mount Vernon District, therefore Vice Chairman Byers relinquished the Chair to Secretary Harsel.

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SE-00-V-027 - NA AND CH, INC., T/A RENT-A-WRECK OF ALEXANDRIA - Appl. under Sect. 4-804 of the Zoning Ord. to permit a vehicle sale, rental & ancillary service establishment on property located at 8800 Cooper Rd. & 8737 Richmond Hwy. on approx. 3.90 ac. zoned C-8, HC & CRD. Tax Map 109-2((2))4, 4A, 19A; 110-1((17))19. MT. VERNON DISTRICT. PUBLIC HEARING.

Mr. Frederick Taylor, Esquire, with Bean, Kinney and Korman, P.C., reaffirmed the affidavit dated January 28, 2000. Commissioner Kelso disclosed that he was a co-tenant of Pear Tree Village, but that it would have no effect on his consideration of the application.

Mr. Charles Burnham, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Mr. Burnham and Ms. Donna McNeally, ZED, DPZ, responded to questions from Commissioner Byers about the definition of retail and non-retail uses. Ms. McNeally said that staff considered the subject use a retail and related use which was in conformance with the Comprehensive Plan.

Mr. Taylor stated that the subject use had been in place for about three years and provided a needed service for the area. He said the application had been filed subsequent to the issuance of a zoning violation. He explained that six parking spaces would be located at the front of the establishment and that the spaces located in the back would be shielded from the shopping center by a brick wall. He noted that no signs would be displayed and that the property would be used for rental of cars only and no maintenance, washing or repair of cars would occur. He entered into the record letters from business proprietors in the shopping center who supported the proposed use. (These letters are in the date file.) Mr. Taylor noted that the application had the endorsement of the Southeast Development Corporation and that a presentation to the Mount Vernon Council's Planning and Zoning Committee had been made.

In response to a question from Commissioner Byers, Mr. Burnham said that the zoning violation had been issued on March 24, 2000.

Mr. Taylor responded to questions from Commissioner Byers about when the applicant first became aware that special exception approval was needed for the subject use.

Responding to a question from Commissioner Kelso, Mr. Burnham said that special exception approval applied to the use of the land, not the current tenant only.

Commissioner Kelso, noting that he was a tenant of the shopping center, said that he had noticed on many occasions more than the allowed number of cars parked in the front of the business. He requested that development conditions be posted and said that he would police the property to ensure that these conditions were met.

Mr. Burnham responded to questions from Commissioner Byers about advertising signs on the vehicles for rent. Mr. Taylor added that no signs would be displayed.

Secretary Harsel called for speakers from the audience, but received no response. She noted that no rebuttal was necessary. There were no comments or questions from the Commission and staff had no closing staff remarks, therefore, Secretary Harsel closed the public hearing and recognized Commissioner Byers for action on this application. (Verbatim excerpts are in the date file.)

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Commissioner Byers MOVED THAT WE DEFER THE DECISION ONLY ON SE-00-V-027 TO A DATE CERTAIN OF OCTOBER 12, 2000 WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Murphy not present for the vote; Commissioners Downer, Koch and Palatiello absent from the meeting.

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CLOSING

October 5, 2000

Chairman Murphy resumed the Chair and adjourned the meeting.

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The meeting was adjourned at 9:31 p.m.

Peter F. Murphy, Jr., Chairman

Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved on: June 21, 2001

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Mary A. Pascoe, Clerk to the  
Fairfax County Planning Commission